

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

May 20, 2014

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission was held at the above place at the hour of 5:18 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, and Thomas Stanley

Commissioners Excused: Mac Burns, Paul Caruana and Kevin McHone

Staff Present: Planner Rosemary Johnson

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. There was none. Commissioner Stanley moved to approve the minutes of April 15, 2014 as presented; seconded by Commissioner Osterberg. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Stanley, and Osterberg. Nays: None.

PUBLIC HEARINGS:

President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report.

ITEM 4(a):

EX 14-03 Exterior Alteration EX14-03 by Dan and Susan Rahkonen to remove a rear shed addition and replace with a one story hip roof addition; remove south elevation roof addition and restore to the original roof line; remove rear door and install new doors on north and south elevations of new rear addition; enlarge north elevation dormer; change several non-historic windows on existing single family dwelling at 512 36th Street in the R-2, Medium Density Residential Zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (HLC) to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report and recommended approval with conditions. No correspondence has been received.

President Gunderson called for questions of Staff.

Commissioner Osterberg asked Planner Johnson to define a construction connection, which was stated in Condition 2 on Page 7 of the Staff report. Planner Johnson explained that in modern construction, support structures, such as a staircase, are typically bolted to the outside of the stringers. On historic properties, the bolts will be hidden behind a fascia board. The same process is used on a deck. Bolts should be recessed or hidden. Staff worked with the Applicant on this when discussing a building permit. The construction plans do not show this detail, but Planner Johnson would look for it when the Applicant applies for a building permit.

President Gunderson opened public testimony for the hearing and asked for the Applicant's presentation.

Dan Rahkonen, 8412 200th Street SW, Edmonds, Washington, circulated a photograph noting he appreciated Planner Johnson's comments. He assured that he and his wife would work with Staff to make the house look

right and function. He would also work with his architect and builder to make sure structures are attached properly. He understood a construction connection referred to the area where portions of the house meet because sheathing and siding will be installed in such a way that it will not be possible to tell where the main house wall and alteration meet. It has always been his intent to make sure it looks well connected.

President Gunderson called for questions of the Applicant.

Commissioner Osterberg believed the Staff report was clear and he did not have any questions. The house had a lot going on, but all of it appeared to be appropriate and in accordance with the criteria for approval. Mr. Rahkonen said he was working with Ray Bergerson on the windows, which would all be wooden single hung windows. Mr. Bergerson installed the new windows on the front to match the original windows.

President Gunderson called for any testimony by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed the project was a great asset to the community and to the building itself. The Applicant was doing everything right, taking care of the building and its original details. The proposed plans were keeping in character with the idea of historic preservation.

Commissioner Osterberg agreed, adding that the Applicant was doing a lot to the building, but everything seemed to be appropriate, including the types of materials, the scale, and the attention to detail. The HLC could not see every bit of detail, but such an ultra-level of detail was not required. Staff would follow up on the small details, finish work, and things like the construction connections. He agreed the application met the criteria for approval.

Commissioner Stanley was pleased to see what the Applicants were doing with the building, which would be beautiful. The HLC exists to support this kind of restoration work. He thanked the Applicants.

President Gunderson agreed with the other Commissioners. She said she was always excited to see a building brought back to its original glory and the building is beautiful.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX 14-03 by Dan and Susan Rahkonen, with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Planner Johnson complimented the Applicants for giving her a thorough application that was easy to work with.

President Gunderson added that the process is tough, but it is wonderful when everything goes right. She thanked the Applicants for the updated photographs.

ITEM 4(b):

EX 14-04 Exterior Alteration EX14-04 by Michael and Kristin Covert to replace rear porch windows, change a rear door to a window, install French doors, and construct a deck on the rear elevation of an existing single family dwelling at 384 Duane in the R-2, Medium Density Residential Zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (HLC) to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report. She noted that the Applicant was a prior Dr. Harvey Award winner and had a history of working on historic homes in Astoria. She recommended approval with standard conditions. No correspondence has been received.

President Gunderson called for questions of Staff. Hearing none, she opened public testimony for the hearing and asked for the applicant's presentation.

Mike Covert, 384 Duane Street, Astoria, confirmed he won the Dr. Harvey Award in 2013 for a project he completed on the east end of town. He has done extensive restorations of historic homes and always tried to adhere to the historic nature and detail of the houses. He believed it was important to understand that his home had been converted from a single-family home to a duplex and the wrap-around porch had been enclosed at one time. All of the three-over-one windows need to be replaced because they have rotted. Ray Bergerson has given him an estimate and will begin making the windows as soon as Mr. Covert receives approval of his application. On three of the four banks of windows, the three-over-one windows will be replaced with three-over-one windows. The middle bank of windows will be replaced with a cedar French door in a Queen Anne style, which will allow access to the proposed deck. It would be nice to have the additional living space because the yard is very steep. He confirmed for Commissioner Osterberg that the new windows would be made of cedar, just like the original windows.

President Gunderson noted for the record that no members of the audience were present, other than the Applicant. Therefore, she would dispense with some of the formalities of the public hearing. She called for closing remarks of Staff. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach said she had seen the house and was happy the Covert's owned the house and were taking care of it.

Commissioner Osterberg believed the house was very impressive. This project seemed simpler than the project in Item 4(a), but still seemed very appropriate with the right materials and design. The application appeared to meet all criteria for approval.

Commissioner Stanley and President Gunderson said they were happy with the application. President Gunderson said she had seen the Applicant's work around town and recalled selecting him as a Dr. Harvey Award winner in 2013.

Vice President Dieffenbach moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX 14-04 by Michael and Kristin Covert with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(c):

HD 14-01 Historic Designation HD14-01 by Justin Power to designate an existing single family dwelling as historic based on the proposed alterations as submitted with this application at 778 38th Street in the R-2, Medium Density Residential Zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (HLC) to hear this matter at this time, noting that there was no one in the audience. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report, noting that the house had been on the Derelict Building list for several years. The Applicant had already completed a lot of restoration work in a short period of time and she believed the project would be completed soon. The house would be an asset to the neighborhood. She recommended approval with standard conditions. No correspondence has been received.

Commissioner Stanley understood that if the Applicant failed to complete the proposed work, the house would not be designated as historic. President Gunderson added that the Applicant would also then be required to meet current building codes. Planner Johnson stated that Staff has recommended historic designations based on proposed work several times over the last three to five years. In each case, the projects were completed as proposed. Compliance with current building codes is often quite expensive.

President Gunderson opened and immediately closed the public hearing, as there was no one in the audience. She called for closing remarks from Staff. Hearing none, she called for Commission discussion and deliberation.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Historic Designation HD14-01 by Justin Power with conditions; seconded by Commissioner Osterberg. Motion passed unanimously.

The rules of appeal were not read due to no one being in the audience.

Commissioner Dieffenbach said she was excited to see the project completed because it inspires others to do the same.

Commissioner Osterberg said he was pleased to see this application. The building is simple; many would call it plain. Yet, the Applicant is putting a lot of effort into a plain building that is a good example of the building's history and historical character. The project is very meaningful, especially considering the neighborhood. The application definitely met all of the criteria. Planner Johnson said she was pleased to work with the Applicant on this project because most people do not respect or appreciate the common man's homes, which are just as important.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

No reports.

NEW BUSINESS – ITEM 6(a):

Dr. Harvey Award Selection - Planner Johnson reviewed the 2014 Dr. Harvey Award nominees included in the Staff report. She explained that the residential house at 1691 Irving had been nominated, but was not included in the Staff report because it received the Dr. Harvey award in 2003. The house was repainted over the last year, which did not warrant a second award. Extensive work would need to be completed before the residence could be nominated again.

She clarified that projects must have been completed within the last two years. Some projects can take 10 or 15 years, but are not eligible for the award until they are complete. Once a project is complete, it must be nominated within two years. All of the nominated homes should be considered complete for the purposes of the Dr. Harvey award.

Following discussion, the Historic Landmarks Commission selected the following Dr. Harvey Award winners and honorable mentions in these categories:

- Residential Dr. Harvey Award: 216 Exchange Street
 - The Commission chose this property due to the extensive work done that involved all sides of the house.
 - No honorable mention was awarded because work on the other two homes was minimal and primarily related to maintenance. Honorable mentions had been given primarily when the HLC struggled to decide which of several beautiful homes was to be chosen for the award.
- Commercial Dr. Harvey Award: 1004-1008 Commercial

- Being on a corner lot, substantial improvements were made to two facades with multiple storefronts, resulting in a big change in the appearance for this part of downtown.
- Commercial Dr. Harvey Honorable Mention: 1254 Commercial
 - The Commission struggled with its decision because a lot of work had also been put into this property.

The HLC commented that they hoped the awards would be an incentive to keep the momentum going in the downtown area and encourage others to restore buildings. The Commissioners and Staff discussed some buildings in the downtown area that had been or would be painted and the various efforts made by Staff and the Astoria Downtown Historic District Association (ADHDA) to help downtown buildings do some upgrades.

Planner Johnson said she would be publicizing the SHPO Pass-Through Grant in the next few weeks. The grant is for residential or commercial facade renovations on National Register properties and provides up to \$3,000 with a 50/50 matching grant. One person has already expressed interest in applying. The City can only provide \$10,000, which will assist with three or four projects, depending on how much is requested by the applicants.

STATUS REPORTS – ITEM 7(a):

Planner Johnson has included status report photographs of the following: EX 12-10 for 364 Bond, EX 11-08 for 1598 Duane, EX 13-07 for 813 14th Street, and EX 13-02 for 877 14th Street. She reviewed the details of each project. All projects are complete or near completion and conditions have been met. These status report photographs are for Commission information.

Planner Johnson confirmed that no HLC meeting would be held in June as nothing was on the agenda.

President Gunderson asked Planner Johnson to announce the SHPO Grant at the next ADHDA meeting on Friday, June 6, 2014.

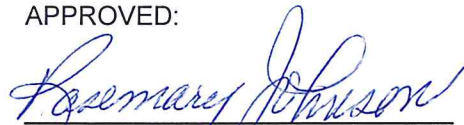
ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:10 p.m.

ATTEST:


Secretary

APPROVED:


Planner